

"Hindsight"

We all have it—but the blessed gift of foresight belongs to but few of us.

If we only had today's knowledge and yesterday's opportunities, how fabulously wealthy we would all be.

Only the far-sighted reap the harvest. The short-sighted and timid will see their long-headed brothers realize big profits on real estate bought in Washington now.

Put your money in

Franklin Park Lots

and in the still watches of the night you can hear your property growing valuable.

The Big Things are always done NOW!

Why do you hesitate?

What are you waiting for?

The longer you wait the more you pay, and your profits will be correspondingly less.

Get in now and participate in the great future of Washington and be convinced that there is more money in Washington real estate than any other investment on earth.

YOU KNOW of the fame of Washington. YOU KNOW of the great fortunes that have been made here in real estate.

YOU KNOW men who have invested small amounts in Washington and gotten rich in a short time.

YOU KNOW this is being done today and will be done tomorrow.

YOU KNOW what men have done before; do you not believe men will again do the same?

YOU HAVE the experience of the past before you on which to build your hopes of the future. THE PRESENT is exceeding the past, the future promises still better.

DO YOU want to come in on the rising tide of Washington's Prosperity?

DO YOU want, with a limited capital, to secure a safe and profitable investment? RIGHT NOW, today, this minute, Washington real estate is the safest and best investment on earth.

FORTUNATE IS the man who owns Washington real estate. The more he owns the more fortunate he is.

WASHINGTON REAL ESTATE is the sure road to Fortune.

DID you ever stop to think of how often in the past a small sum invested with care in Washington real estate has made men independently rich?

Conservative people believe that Washington in the next five years will have a population of at least 500,000.

This means an increase of 150,000 people. Think of the effect on real estate.

Such an increase in population would double real estate values many times over. Those who invest small amounts now will be numbered among the wealthy.

An investment that will make money for you TODAY, and the sooner you get it the more you will make.

Delay Pays No Dividends.

YOUR future is in your own hands. Washington will help you make it a success.

SUCCESS does not consist in never making mistakes, but in never making the same one twice.

YOU HAVE missed other opportunities, don't miss this one.

YOU WILL think twice before you miss this great OPPORTUNITY.

THINKING twice has made fortunes. Buy a lot in Franklin Park.

And start on the road to Prosperity.

\$150 to \$350 Per Lot

Only 10% cash, \$10 per month.

R. M. CONWAY, Inc.

1412 G St. N.W. Phone 3722 M.

PROPERLY VALUES SHOW INCREASE IN HYATTSVILLE

Advance Noted This Spring of Ten to Fifteen Per Cent. Several Sales Reported.

Special Correspondence of The Star.

HYATTSVILLE, May 11, 1912.

Property values in Hyattsville have increased 10 or 15 per cent this spring, and there is much demand for building sites. The construction of permanent roadways and sidewalks during the past season has helped to produce the increase in property values.

Mrs. Frederick S. Thomsen of Berwyn, Prince Georges county, has just purchased from Dr. H. T. Willis, through Arthur Carr, twenty feet of ground on Johnson avenue adjoining the site of the proposed municipal building. It is understood that the price paid was \$975. Mrs. Thomsen will erect a business establishment. Dr. Willis sold a thirty-foot frontage to the town for \$1,000, making \$1,975 he received for a fifty-foot lot. This is believed to be the highest price ever paid for ground in Hyattsville.

Mr. Carr also sold during the week twelve and one-half acres of ground and improvements belonging to Mrs. Anna Knight, situated at the Landover road near Bladensburg, to Mrs. Ellen Waters of Washington. Mrs. Waters will occupy the place as her home.

Otis T. Siple of Harrisonburg, Va., has purchased the property of Mrs. Ida Myrtle, Columbia avenue, and will occupy it with his family. J. Frank Rush is rebuilding his home and plumbing establishment on Maryland avenue, and will expend several thousand dollars in the improvement.

The organization of the local military company this week will hasten the erection of the new municipal building, as it is understood the state will pay a substantial rent for the hall in the new building to be occupied as an armory.

Rev. Henry Thomas, rector of St. Matthew's parish, Prince Georges county, has rented the property of J. Clinton Robinson, corner of Wine and Ralston avenues, and will occupy it with his bride in a few days. Mr. Robinson of Washington has rented the rectory on Spencer street. C. B. W. Chapman, local agent for the Baltimore and Ohio railroad, has rented the property of Charles H. Welsh on Wine avenue, and Theodore J. Vandoren and family will vacate this house and take possession of the premises owned by Mrs. Vandoren's mother, Mrs. Sarah A. Krager of Baltimore, on Ralston avenue. W. G. Hunter of Washington has leased the property of W. A. Carr, on Wine avenue.

General Building Operations.

Building operations in some fifty cities regularly reported in the American Contractor show an aggregate gain of 16 per cent for April, 1912, as compared with April of the past year. The first four months of the year scored a gain of 43.3 per cent as compared with the same months of 1911. Gains of 50 per cent and over were made for April at follows: Birmingham, 61 per cent; Columbus, 106; Detroit, 50; Indianapolis, 101; Los Angeles, 64; Nashville, 124; New Haven, 115; Rochester, 65; and Toledo, 108.

RAPID GROWTH IS NOTED ALONG GREAT FALLS LINE

Houses Now Dot Much of the Countryside Westward From Rosslyn.

There is more to be seen along the line of the Great Falls trolley these spring days than the green tones of the foliage of the forest, splashed here and there with dogwood blossoms. The setting is attractive and interesting. But it is not all a forest, or at least an uninhabited one, for in the open places, which are many, and in the midst of the stretch of cultivated fields are to be seen many pleasant suburban homes. The trolley road does not exist only to convey pleasure-seekers and tourists to where the Potomac tumbles over the rocks of the Great Falls, but mainly to provide a means of rapid transit for many people who are employed in this city and whose homes are on the highlands of the upper Potomac. In the comparatively few years since this road was built and the country made available for suburban homes, nearly the entire line has been dotted with settlements and groups of houses. Starting on the other side of the river at Rosslyn the home builders have pushed their way

BIG BUILDING PROJECT IN COLUMBIA HEIGHTS

Wardman Operation Involves 112 Houses—Selling Campaign Already Started.

Another miniature city is in process of development on the beltline in the northern section of the District, and when it is completed a total of 112 residences will have been added to the improved area of the National Capital. This latest operation is the work of Harry Wardman, builder, and is being conducted on the square bounded by Columbia road, Georgia avenue, Sherman avenue and Harvard street. Nearly the entire square is to be improved, and within its bounds a new highway, to be known as Hobart street, is being opened east from Sherman avenue, and houses will line both sides of the street.

Of the total of 112 houses to be placed in the tract, fifty-six are now in course of construction, and the remaining fifty-six will be started before the first series is completed. Altogether the sales price of the houses will aggregate about \$335,000, the individual prices to range from \$2,750 to \$3,050. The dwellings will be of the two-story, six-room colonial type, and, besides Hobart street, the lot will front on the exception of Georgia avenue.

An announcement of the beginning of the sales campaign for the marketing of the entire 112 houses has just been made by Shannon & Luchs, real estate brokers, who will have charge of this phase of the operation for Mr. Wardman.

Other Sales Reported.

The same firm of brokers also represent Mr. Wardman in the marketing of houses in the High View operation at the head of North Capitol street, and three sales were consummated in this section during the week. The buyers and the houses they purchased were: Mrs. Jane R. Gibbons, 168 U street northeast; Clarence O. Howard, 140 U street northeast; and Robert Campbell, 129 U street northeast. These houses contain six rooms and bath each, and the price in each instance was \$3,390. For John H. Lander, Shannon & Luchs firm also sold the residence at 1910 21 street northeast to Mrs. Ada L. Wheeler for \$4,290.

Another sale made this week by Shannon & Luchs involved the new two-story store and apartment building at the northwest corner of 14th and N. street northeast, which was sold for Louis Steerman, builder, to Mrs. Flora Y. Bennett. The building contains five rooms and the price was \$10,000. Mrs. Bennett took the property as an investment and it was immediately leased to a grocery firm.

F. P. Reeside Buys Home.

Bouie & Co. have sold one of the new Breuninger houses at 3203 13th street to Frank P. Reeside. The price was \$7,000.

For Levi H. David, trustee, the firm sold the residence at 78 Palmyra street to Mrs. Bessie E. Hurtt. The price was \$3,250.

This makes eighteen houses the Bouie Company has sold for the past eight days.

COMPLETED—READY FOR YOU—

The "MARTIN" Houses On

SECOND STREET NORTHWEST.

NORTH OF FLORIDA AVE.

OPEN EVERY DAY AND NIGHT.

Erected by James Martin, a master builder of the highest reputation, who stands by his work, and whose work stands by him. No subcontract work.

Call Tomorrow—Bring Your Friends to This House Show—We've Got Them All Beat.

WIDE, DEEP HOUSES—Usually a wide house is shallow in depth. What is given you in width is cut off in depth. NOT SO HERE. TWENTY FEET WIDE, AND DEEP ENOUGH TO ALLOW FOR A SPACIOUS RECEPTION HALL, BETWEEN THE PARLOR AND DINING ROOM. Three huge bedrooms. Hardwood floors and trim throughout. Hot-water heat. Electric light. Modern, spacious refrigerator. Fully equipped bath. Large pantry. Numerous closets. Extra fine mantels. Porches front and rear. Laundry trays. Big yards. Public alley.

\$4,950 EACH.

Sold On Easy Terms.

MAKE YOUR INSPECTION AND SELECTION. THE BEST WILL OUTSELL THE REST.

BELT, O'BRIEN & CO., INC.,

AGENT,

1309 G N.W.



BARGAINS

New Colonial Homes.

Inspect Today. ONLY 3 LEFT. Open, Lighted and Heated Until 9 O'Clock P.M. Daily.

819, 821 and 823

5th St. N.E.

One-half Square from H Street Cars.

Price, \$4,250

300 Cash

Balance Monthly

Holland window shades.

Side-oven gas ranges.

Extra large closets.

Mirror doors.

Floors painted and tiled.

Paved streets and sidewalks.

Six rooms and bath. Hardwood finish throughout. Parquet flooring. Electric lights. Lots 36 by 95 feet to paved alley. Double porches, 12 by 16 feet.

Houses Can Be Inspected Any Time

OPEN SUNDAYS AND EVENINGS.

H. R. HOWENSTEIN CO.,

1314 F Street Northwest.

NINE LOTS SOLD.

Report of Activity of the Week in Fairlawn Subdivision.

During the past week the following sales have been made in Fairlawn: J. C. Davis has bought two lots on Harrison street, on which he is arranging to build two stores.

L. G. Eggleston, one lot on S street, where he will build a residence.

F. P. Keck, one lot on the east side of 13th street, where he expects to build a house.

L. T. Rice, one lot on 12th street, between S and T streets, for investment.

Levi N. McKenney, one lot on 13th street, in the same block.

Miss Johnny Webb, a lot on the corner of 13th and T streets.

Miss Dolie Lawrence, one lot on S street, between 13th and 14th streets, for investment.

Charles E. Smithson, one lot on the south side of S street, between 13th and 14th streets.

The Washington Gas Light Company has completed the laying of gas mains on 13th street from Harrison street to S street, and along S street as far as 11th street. Water, sewer and gas mains have now been laid on these two streets and buyers of lots are getting plans ready for building.

WILLS FUND FOR GRAVE.

Testator, a Titanic Victim, Is Buried at Sea, However.

NEW YORK, May 11.—The will of another victim of the Titanic disaster has just been offered for probate in Brooklyn. It is that of Wyckoff Vanderhoof, secretary of the Williamsburg Fire Insurance Company, who leaves an estate valued at over \$100,000.

An odd feature of the will is that it leaves a trust fund for the care of the testator's grave. His body was not among those recovered. Most of his estate goes to his widow and sons.

Heine and Ramsgate.

From the London Chronicle.

Disraeli's good opinion of Ramsgate was shared by Heinrich Heine. While in England in 1827 the German poet found London in June intolerable, and fled to Ramsgate. He immediately became enthusiastic about the place and its people, and even projected a poem of which "Ramsgate" was to have been the title.

But the most important event of his stay was his love affair with the little Irish girl who figures so prominently in the fourth book of the "Reisebilder."

TWO LEFT!

It Will Be Hard to Duplicate Them for \$1,000 More!!

Inspect Sunday.



Price, \$8,250.

A full page in this paper would not be sufficient to describe the many desirable and attractive features. Plenty of air and sunlight, beautiful outlook, surrounded by detached houses with shady lawns. Three-story, tapestry brick fronts, 10 rooms, 2 baths. Don't fail to inspect them. Convince yourself of the superiority of these properties over others at more money. Price, \$8,250. Terms: Monthly payment, including all interest, \$54.89. To inspect, take F or G street car marked "Mt. Pleasant," get off at Park road, walk one square west and about 50 feet north. Remember, only two left, Nos. 3318-20 Mt. Pleasant street.

Open for inspection daily and Sunday.

GARDINER & DENT, Inc.,
812 14th Street N.W.

Five Sold

Always Think Before You Act, But Don't Think Too Long or All These Homes Will Be Sold.

THE construction couldn't be better, the arrangement just what you want, the finishing throughout effective and tasteful. The location is ideal. Let us show you this property tomorrow.

Price, \$5,250.

\$500 Cash

\$37.50 per mo. This includes interest and monthly payment.

On W St. N.W.

Sample House, 67 W St.

Open for Inspection Sunday.

THESE fine homes are built on the exception left plan: six large, bright rooms; finished in hardwood, with beautifully finished floors; large pantry; combination gas and electric fixtures; hot-water heat; note particularly the closet which opens from the bathroom; a new idea; modern tiled bathroom; the closet which opens from the bedroom; and all the other features that you would expect; large back yard.

Can Be Reached

By taking the North Capitol st. car and getting off at W st., walk west.

WM. C. BLUNDON, BUILDER.

Francis A. Blundon, Selling Agent,
707 G St.

You'll find the most satisfied Home Buyers occupying Kilbourne Street Homes. The Best Residential Section of the City. **KILBOURNE STREET** Between 18th and 19th, Overlooking Beautiful Rock Creek Park.

Price, \$6,000

Inspect Sunday.

Sample House, No. 1811, Open.

Front and rear entrances to cellar. Cold storage room. Finished servant's room. Large front porch. Two-story rear porch. Hot-water heat. Southern exposure. Real open fireplaces. Large pantry. Beamed ceiling in dining room. Ventilated kitchen. Quartered oak floors. Spacious cedar closets. Electric lights in every closet. Finest sanitary plumbing, including permanent shower bath fixture. Electric and gas lights. Open attic.

Open for Inspection Daily.

Cahill & Dunigan, Builders.

JAMES A. CAHILL,

1308 F St. N.W.

Phone M. 663.



NEW HOUSES BEING BUILT ALONG THE LINE OF THE GREAT FALLS TROLLEY



A VIEW IN LIVINGSTONE HEIGHTS

McLean and Franklin Park.

Just now the skeletons of houses in various stages of building are to be seen practically all the way from McLean station back again to the river. Building which is in progress in Franklin Park is not visible from the car line, because the land at this point rises above the level of the railroad track. The wooded heights which are included within the limits of this property have been cleared sufficiently to make building space available. Cement sidewalks have been laid for the benefit of the occupants of the houses already built and those to be built.

Jewell, the next settlement in the direction of the city, is the home of the Virginia Country Club, whose attractive house is on the brow of the hill commanding an extended view, which includes both the river and the distant city. The country is made amazingly man-made in this vicinity, with the result that "Virginia mud" is becoming a thing of the past.

A macadam road passes to the west of the railway track at Jewell, and standing back from that thoroughfare, each in its own setting of lawn and shrubbery, are several houses recently completed and representing a handsome type of suburban homes.

Improvements at Lyonhurst.

A short distance farther on is an at-



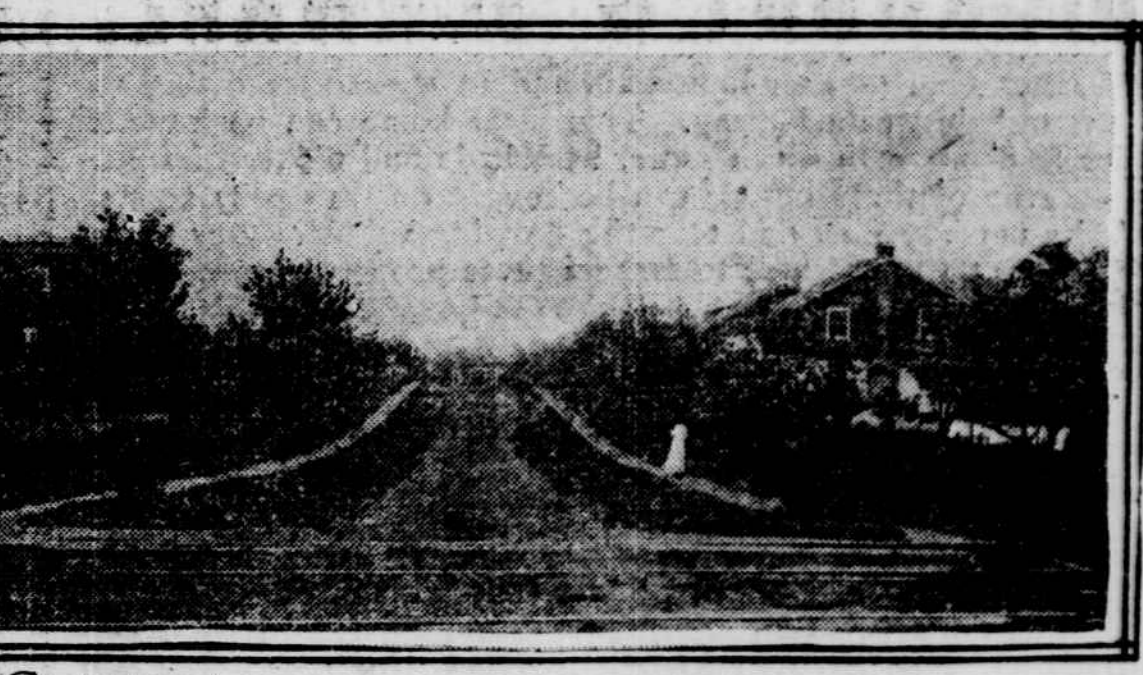
R.S. BILLUP'S HOME FRANKLIN PARK



A STREET IN LYONHURST



VIRGINIA COUNTRY CLUB



ROYALTY VIEWS FLOWERS.

Many Distinguished Visitors Attend Show of Daffodils.

Special Cablegram to The Star. LONDON, May 11.—Adeline, Duchess of Bedford, in blue serge, with a heliotrope sash, the Duchess of Wellington, in rough serge; the Dowager Countess Granville, and Lord and Lady Savile were morning visitors to the Royal Horticultural Society's show of daffodils at the Royal Horticultural Hall. By 1 o'clock there was a crowd, and in the afternoon progress became a matter of difficulty. Thanks largely to the patronage of the Duchess of Bedford, the daffodil display was one of the most extensive and beautiful in history.

A few among well known people present during the day were Frances Lady De Lisle and Duddley, Sir George Holford, Mr. and Mrs. Arthur James, the Dowager Lady Macpherson Grant, the Dowager Countess of Port Arlington and Lady Aline Vivian, the speaker, Lady Hill, Sir Jeremiah Colman, Sir Daniel Morris, Col. and Mrs. Henry Fludyer, Leopold de Rothschild, Lady Ross of Balnagowan, the Hon. Mrs. Gibbs, Yarde-Buller and the Duke of Rutland.